

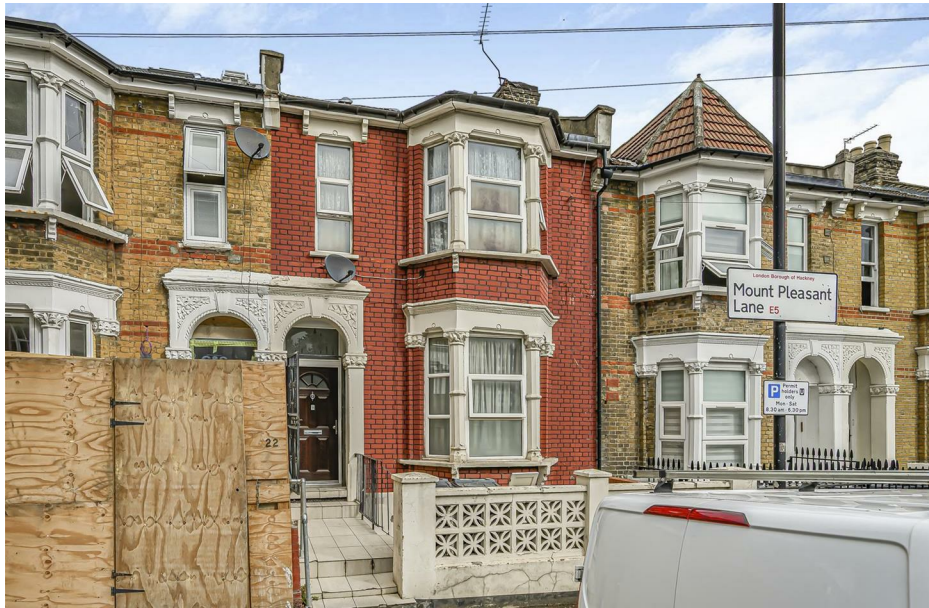


London Borough of Hackney
Mount Pleasant
Lane E5

P Permit
holders
only
Mon-Sat
8.30 am - 6.30 pm

C&S

CHURCHILL
estates



Mount Pleasant Lane, Hackney

Asking Price
£1,250,000

Bedrooms : 5

Receptions : 2

Bathrooms : 3

Tenure : Freehold

Floor Area : 1948.00 sq ft

Local Authority : Hackney

Council Tax Band : E



CHURCHILL
estates



A substantial four-storey Georgian terraced family home, offering an impressive combination of period character, generous living accommodation and excellent outdoor space. With five bedrooms, three bathrooms, two reception rooms and a spacious kitchen, this beautiful property provides an abundance of room for family living.

The property retains many of the features one would expect from a classic Georgian home, including attractive bay windows and elegant proportions, while offering the space and flexibility required by a growing family.

The ground floor provides two well-proportioned reception rooms, offering excellent flexibility for formal entertaining, family living, a home office or playroom. To the rear is a spacious kitchen, providing a practical and sociable heart to the home with direct access to the garden.

Upstairs, the property benefits from five bedrooms, arranged over the upper floors and providing ample accommodation for both family members and guests.

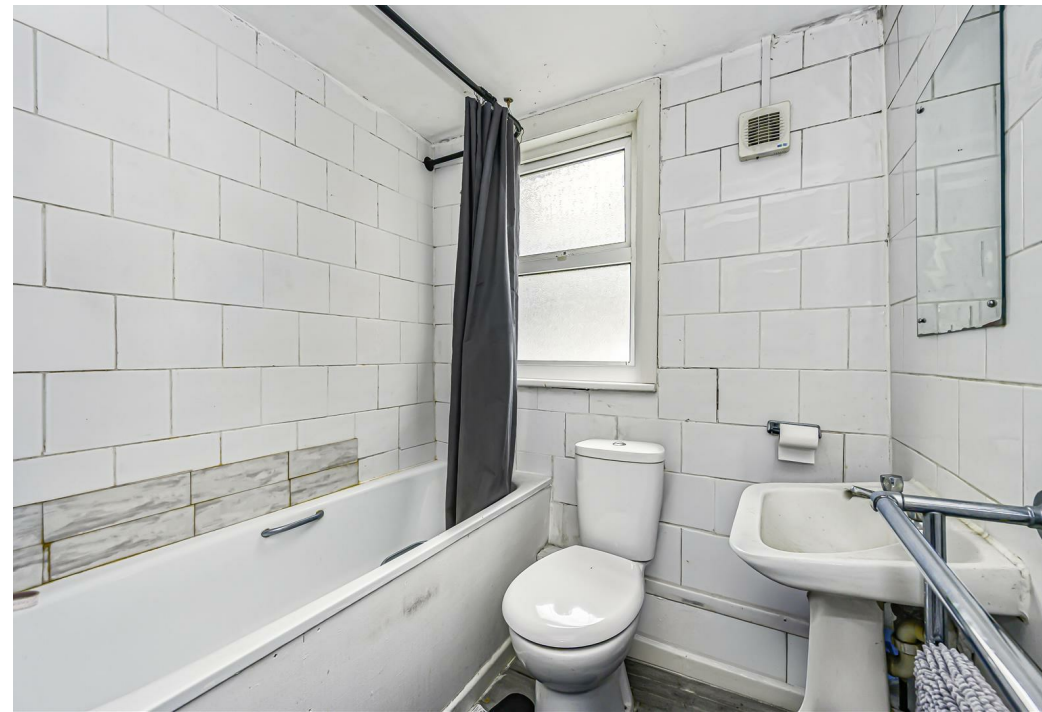
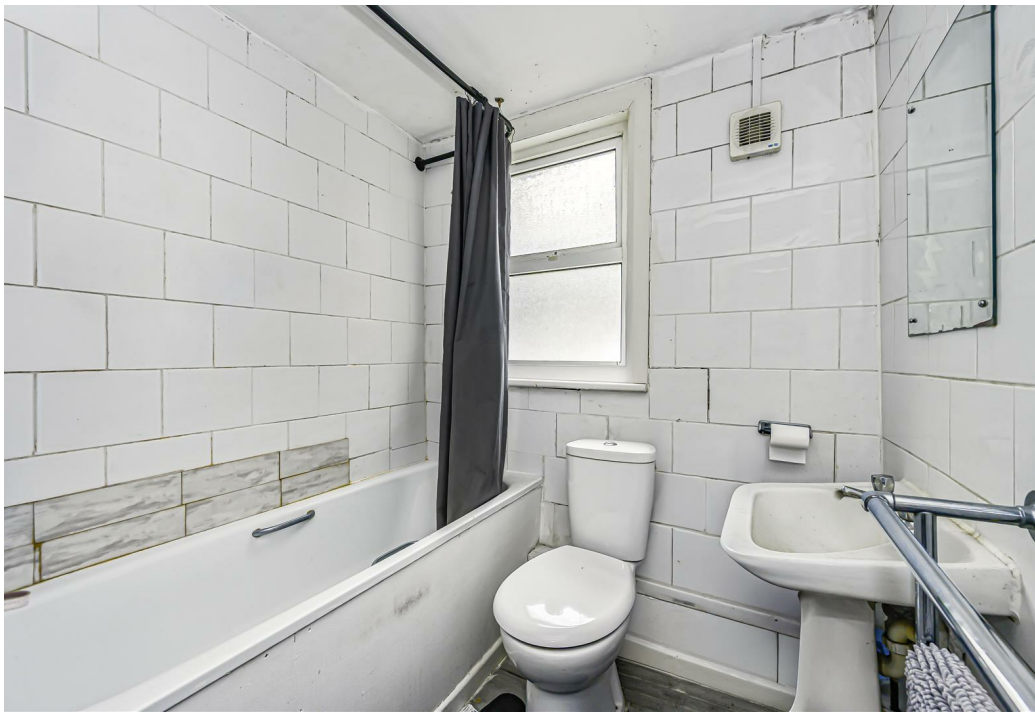
A particular feature is the large basement, offering a significant amount of additional space together with a dedicated utility room. This versatile area could provide valuable storage, a home gym, office, workshop or further recreational space, subject to any necessary consents.

Outside, the property boasts a large private garden, providing a rare and valuable extension of the living space and an ideal setting for entertaining, children and outdoor relaxation.

The location is particularly convenient, with Clapton Station approximately 0.3 miles away, providing easy access to central London and beyond. For those who enjoy green open spaces, Walthamstow Marshes is approximately 1.2 miles away, offering extensive opportunities for walking, cycling and enjoying the outdoors.

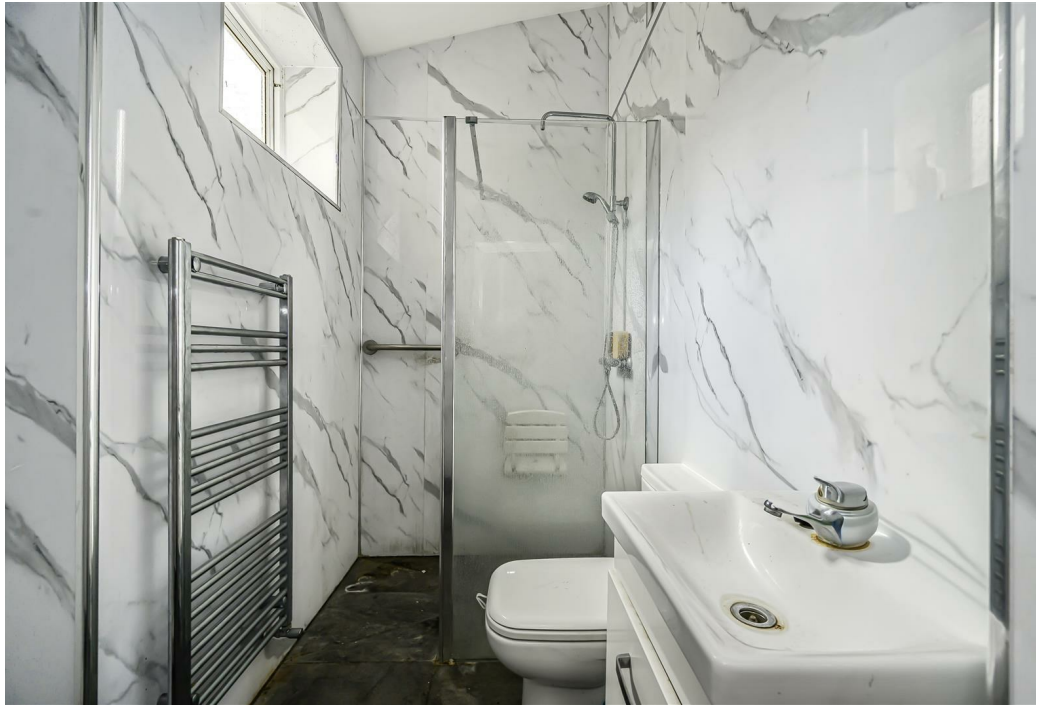






- Chain Free
- 5 Bedrooms
- Spacious Kitchen
- Georgian Home
- Clapton Station Approximately 0.3 Miles
- Terraced
- Arranged Over 4 Floors
- Private Garden
- Basement
- Walthamstow Marshes Approximately 1.2 Miles

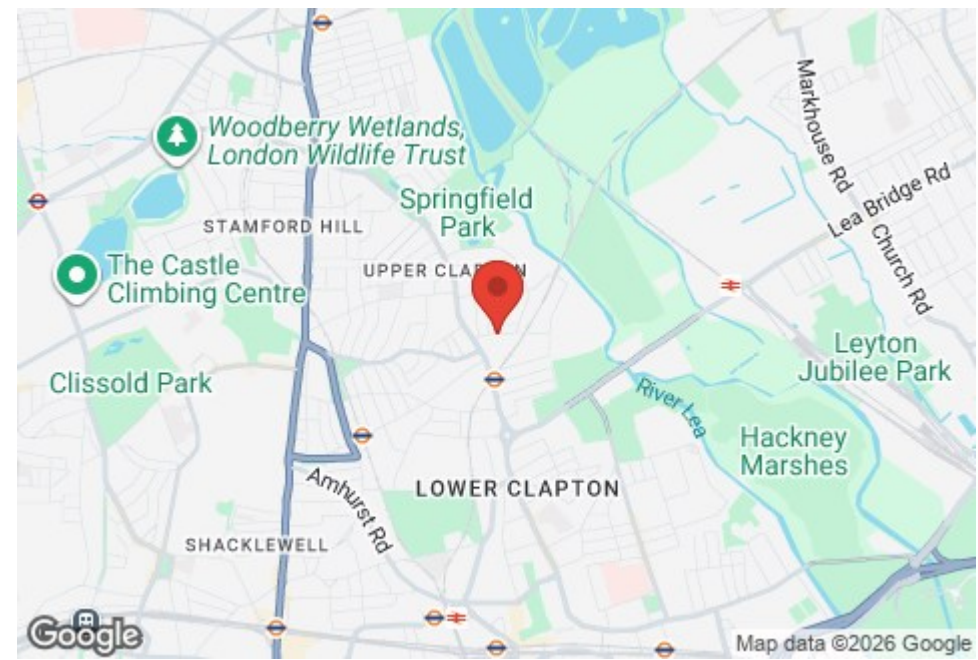
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TOTAL FLOOR AREA : 1948sq.ft (181.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Email walthamstow@wearechurchills.co.uk
 To view call **0208 503 6060**